

RENTAL MARKET REPORT

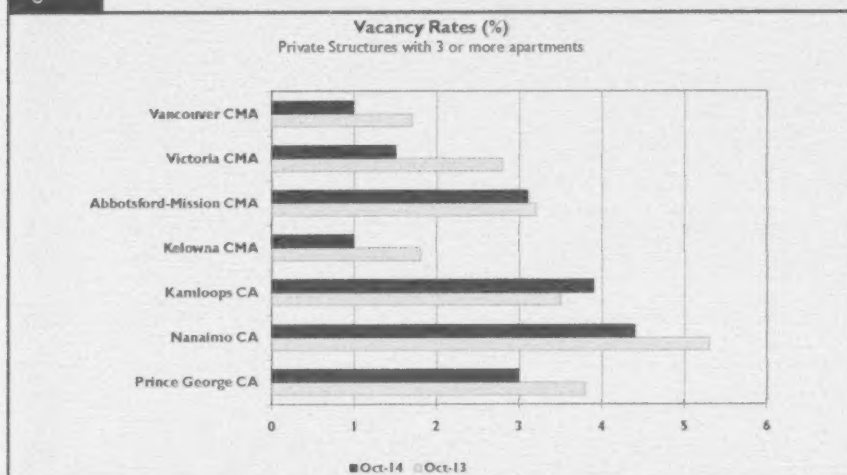
British Columbia Highlights*



CANADA MORTGAGE AND HOUSING CORPORATION

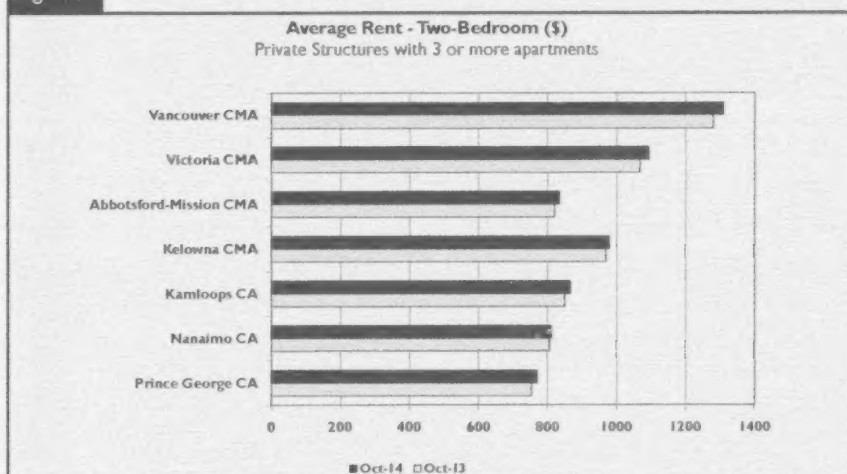
Date Released: Fall 2014

Figure 1



Source: CMHC Rental Market Survey

Figure 2



Source: CMHC Rental Market Survey

Provincial Vacancy Rates Decreased

- The British Columbia average vacancy rate¹ was 1.5 per cent in October 2014, down from 2.4 per cent in October 2013.²
- The vacancy rate in the Vancouver and Kelowna Census Metropolitan Areas (CMAs) declined to 1.0 per cent, from 1.7 per cent and 1.8 per cent, respectively. The Victoria CMA recorded a significant decline to 1.5 per cent from 2.8 per cent, while the Abbotsford-Mission CMA vacancy rate, at 3.1 per cent was relatively unchanged compared to a year earlier.
- Based on units common to both the 2013 and 2014 surveys, the average two-bedroom rent increased 2.4 per cent on an annual basis, compared to 1.8 per cent a year earlier.
- The availability rate, which takes into account rental units that are either vacant or for which notice has been given, was 2.3 per cent.

¹ The survey is based on privately-initiated rental apartment structures of three or more units.

² Due to seasonal factors, the results of the October 2014 Rental Market Survey are not directly comparable with the results from the April 2014 Rental Market Survey.

Rental Vacancy Rate Edged Lower

Rental market conditions tightened in most urban British Columbia centres³ surveyed in October 2014. The apartment vacancy rate in the province was 1.5 per cent, compared to 2.4 per cent in October 2013.

Apartment vacancy rates in British Columbia were significantly lower across all bedroom types. Larger apartment units (those with two bedrooms, or three or more bedrooms) generally had higher vacancy rates than units with fewer bedrooms (bachelor and one-bedroom units). Demand for smaller rental units remained strong with the bachelor apartment vacancy rate at 1.2 per cent and the one-bedroom vacancy rate at 1.3 per cent in October 2014, compared to 1.8 per cent and 2.2 per cent, respectively, in October 2013. The vacancy rates for two-bedroom and three-bedroom or larger apartments of 1.9 per cent and 2.2 per cent, respectively, were down from 2.9 per cent and 3.3 per cent in October 2013.

Growing Renter Population Increased Housing Demand

In 2014, demand for rental accommodation generally outstripped additional supply. On the demand side, the lower average vacancy rate for British Columbia resulted from a number of factors including an increase in international migration, improving labour market conditions among the younger segment of the population who tend to rent, and growing populations of younger and older British Columbians.

Rental demand may have received a boost from an increase in international migration. In the first half of 2014, British Columbia net international migration totalled 18,282 persons compared to 17,100 persons in the first half of 2013. With most new migrants settling in the Vancouver CMA, this factor likely played a bigger role in this rental market than in other rental markets in the province.

Interprovincial migration also turned positive in 2014, adding to the provincial population and contributing to rental demand.

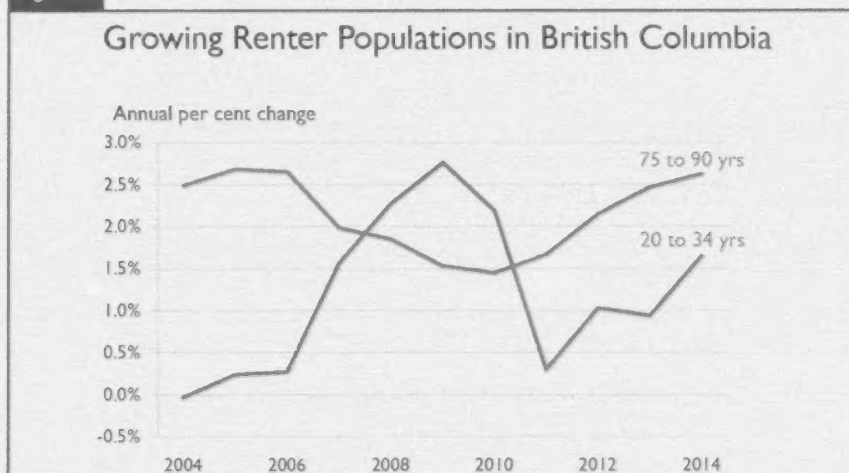
Labour market conditions for younger people improved modestly compared to the fall of 2013. In October 2014, total employment in the 15 to 24 age cohort increased 0.8 per cent compared to October 2013. At the

Figure 3



Source: CMHC

Figure 4



Source: BC Stats

³ An urban centre is a centre with a population of 10,000 or more people.

same time, the unemployment rate declined to 11.9 per cent from 14.2 per cent suggesting that some people in this cohort may have chosen to withdraw from the labour force, maybe to go back to school or pursue other activities.

Some first-time homebuyers staying in rental accommodation longer to save for a larger down payment may have also played a role in lower rental vacancy rates this year compared to last year. Rising existing home prices in most markets within the province may have deterred or delayed the movement from rental to homeownership, keeping downward pressure on rental vacancy rates.

Vacancies Decreased in Most Urban Centres

All but six of the 27 urban centres surveyed in British Columbia recorded lower vacancy rates in October 2014, compared to twelve months earlier. The lowest apartment vacancy rate was in the City of Nelson at 0.6 per cent. Prince Rupert recorded the highest apartment vacancy rate at 6.8 per cent however this was down from 11.1 per cent in October 2013.

The vacancy rate in the Vancouver and Kelowna Census Metropolitan Areas (CMAs) declined to 1.0 per cent, from 1.7 per cent and 1.8 per cent, respectively. Demand for rental

housing was supported as people moving to Vancouver from other countries added 29,450 permanent residents in 2013.⁴ The Victoria CMA recorded a significant decline to 1.5 per cent from 2.8 per cent, while the Abbotsford-Mission CMA vacancy rate was unchanged at 3.1 per cent.

Additions to Rental Housing Supply

In the October 2014 Rental Market Survey, the number of purpose-built rental apartments in British Columbia increased by just over 1,200 units to 167,706 apartments. Increases in the rental universe in some centres were partly offset by declines in other centres. The Vancouver and Victoria CMAs, as well as Campbell River, recorded the largest annual net increases to the purpose-built rental stock.

Additions to the purpose-built rental supply come from new units completed or from existing units, removed for renovation, returning to the market. Between July 2013 and June 2014, 1,223 new purpose-built rental apartments were included in this Rental Market Survey⁵. As well, the return of rental units to the market, which had been temporarily taken off the market while they underwent renovations, added to the rental universe and contributed to higher vacancy rates in some centres.

The largest addition to supply was in the Vancouver CMA, where the number of private apartments in the survey universe increased by 564 units, with more bachelor, one- and two-bedroom apartment units added this year. Notable increases in the purpose-built rental supply were also recorded in Victoria (359 units) and Campbell River (107 units).

Same Sample Rent⁶ Increase and Average Rents

Based on units common to both the 2013 and 2014 surveys, the average two-bedroom apartment rent in British Columbia increased 2.4 per cent on an annual basis, compared to 1.8 per cent a year ago.⁷ Bachelor, one- and three-bedroom or larger apartments all recorded annual increases of 2.4 per cent.

The average rent level for a two-bedroom apartment in new and existing structures was \$1,112 per month, below Alberta's \$1,238 per month and ahead of Ontario's \$1,086 per month.

One-bedroom apartments make up more than half of the purpose-built stock in British Columbia. The average rent level in new and existing structures was \$953 for a one-bedroom apartment.

⁴ Citizenship and Immigration Canada, Facts and Figures 2013

⁵ This includes 1,015 completed purpose-built apartments, as well as 208 rental units that were either transferred from the Condominium survey or units that were not previously part of the rental universe.

⁶ This is a measure that estimates the rent level movement. The estimate is based on structures that were common to the survey sample for both the previous year and the current Rental Market Surveys. The change in rent in existing structures is an estimate of the change in rent that the landlords charge and removes compositional effects on the rent level movement due to new buildings, conversions, and survey sample rotation. However, some composition effects still remain e.g. rental units renovated/upgraded or changing tenants because the survey does not collect data to such level of details.

⁷ The annual allowable rent increase for conventional residential tenancies is determined by the formula in the Residential Tenancy Regulation. For a conventional residential tenancy rent increase that takes effect in 2014, the allowable increase is 2.2 per cent. Source: BC Government Residential Tenancy Branch

Availability Rate⁸ Moved Lower

The availability rate in British Columbia moved lower to 2.3 per cent in October 2014 compared to 3.3 per cent in October 2013, the second consecutive annual decline. This trend held across all bedroom types. Two-bedroom and three-bedroom or larger apartments reported the highest availability rate at 2.7 per cent. The availability rate for bachelor apartments was the lowest among the different bedroom types, at 2.0 per cent, down from 2.7 per cent last fall. The availability rate for one-bedroom apartments was 2.1 per cent, compared to 3.1 per cent in October 2013.

Similar Trends in the Secondary Rental Market

Investor-owned condominiums are an important addition to rental market supply in British Columbia, and complement the existing stock of rental accommodation. Canada Mortgage and Housing Corporation's (CMHC's) October 2014 Rental Market Survey includes a Condominium Apartment Rent Survey and a Condominium Apartment Vacancy Survey. These two Surveys are conducted in the Vancouver and Victoria CMAs, and the results can be found in Table 4.1.1 to Table 4.3.1.

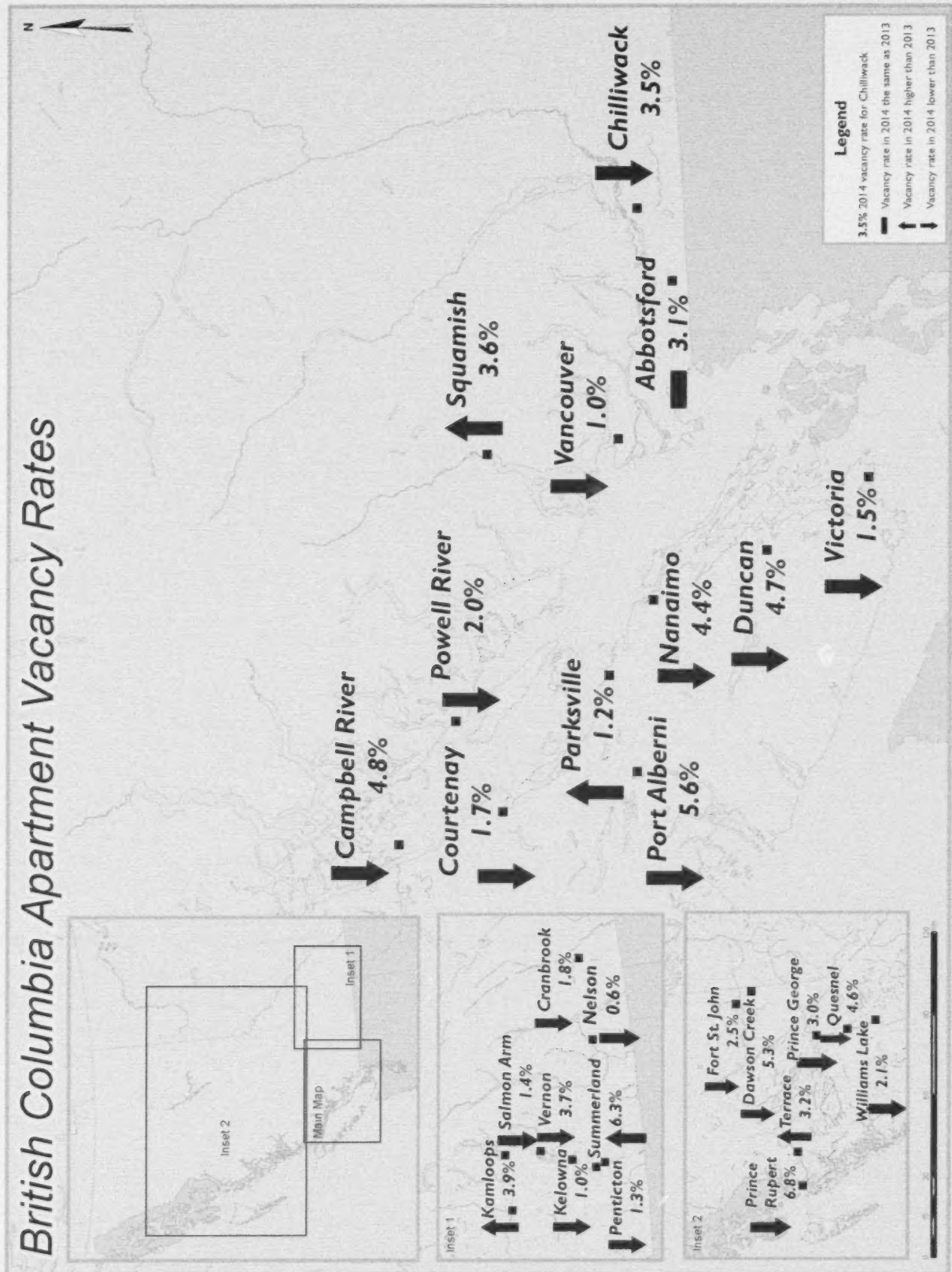
In both the Victoria and Vancouver CMAs, the rental condominium vacancy rates were lower than those reported in October 2013, mirroring the decline in purpose-built apartment vacancy rates. In the Vancouver CMA, the vacancy rate for rented condominium apartments remained below the vacancy rate for rental apartments, and the condominium rental market recorded higher rents. In the Victoria CMA, the vacancy rate for rented condominiums was slightly higher than for purpose-built rental apartments, a reversal from October 2013 and opposite to the results for Vancouver CMA.

In addition to the condominium market, CMHC's October 2014 Rental Market Survey also includes information on the secondary rental market⁹. Vancouver, Victoria, Kelowna and Abbotsford were the centres included in this survey. The results can be found in Tables 5.1 and Table 5.2.

⁸ A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease. As the definition of availability includes vacancy, the availability rate will always be equal to or greater than the vacancy rate.

⁹ For example, rented single-detached, semi-detached, duplex, row and accessory apartments are included in this survey.

British Columbia Apartment Vacancy Rates



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1.1.1 Private Apartment Vacancy Rates (%) by Bedroom Type British Columbia

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Abbotsford-Mission CMA	4.1	2.4	3.3	3.2	3.0	3.0	6.2	**	3.2	3.1
Campbell River CA	8.3	7.7	7.2	6.0	7.6	4.4	8.3	0.0	7.5	4.8
Chilliwack CA	3.7	4.7	4.3	3.1	4.2	3.9	0.0	1.6	4.2	3.5
Courtenay CA	4.4	0.7	1.2	1.9	2.4	1.9	1.9	1.0	2.2	1.7
Cranbrook CA	16.7	**	4.7	1.4	7.2	1.9	2.6	**	6.3	1.8
Dawson Creek CA	4.4	4.3	9.7	4.3	9.8	5.7	29.6	15.8	9.9	5.3
Duncan CA	**	1.5	8.8	4.5	7.9	5.4	16.1	3.4	8.3	4.7
Fort St. John CA	6.9	4.1	2.8	2.5	5.1	2.4	3.4	3.2	4.3	2.5
Kamloops CA	13.1	10.2	3.4	3.6	2.2	3.1	0.0	6.8	3.5	3.9
Kamloops Zone 1-South Shore	16.8	12.3	1.6	1.5	0.3	1.8	**	**	2.5	2.5
Kamloops Zone 2-North Shore	2.0	4.3	5.4	6.2	4.1	4.5	0.0	**	4.6	5.4
Kelowna CMA	2.0	0.0	1.3	0.8	2.1	1.2	3.7	0.0	1.8	1.0
Nanaimo CA	2.4	2.3	4.9	3.3	6.6	6.2	4.0	3.4	5.3	4.4
Nelson CY	5.7	0.0	0.5	0.6	2.0	0.8	**	**	1.9	0.6
Parksville CA	0.0	0.0	0.9	0.0	1.1	1.6	0.0	0.0	1.0	1.2
Penticton CA	2.4	1.5	3.5	1.6	2.6	0.9	0.0	0.0	3.0	1.3
Port Alberni CA	1.4	2.7	8.7	4.3	7.9	7.5	4.0	**	7.7	5.6
Powell River CA	**	7.7	3.4	2.0	5.8	0.8	10.1	6.4	5.0	2.0
Prince George CA	5.2	3.2	4.2	3.1	3.4	2.9	3.6	2.6	3.8	3.0
Prince George Zone 1-Downtown	5.8	4.7	6.6	3.3	5.3	3.2	3.8	**	5.8	3.3
Prince George Zone 2-Outlying	3.9	0.0	2.6	3.0	2.5	2.8	3.5	3.0	2.7	2.8
Prince Rupert CA	11.7	3.8	11.5	4.4	**	**	**	1.7	11.1	6.8
Quesnel CA	0.0	0.0	3.9	5.1	11.7	4.3	0.0	5.9	7.9	4.6
Salmon Arm CA	18.2	**	4.2	1.3	2.1	1.5	**	**	3.7	1.4
Squamish CA	3.7	3.7	1.0	3.1	1.9	4.5	0.0	0.0	1.6	3.6
Summerland DM	-	-	**	**	5.0	5.0	**	**	3.1	6.3
Terrace CA	0.0	0.0	0.0	0.8	0.0	5.6	**	0.0	0.0	3.2
Vancouver CMA	1.1	0.8	1.6	0.9	1.9	1.1	2.7	1.7	1.7	1.0
Vernon CA	6.8	1.9	4.6	2.6	8.4	5.2	6.4	3.5	6.6	3.7
Victoria CMA	2.3	1.4	3.0	1.5	2.5	1.5	2.6	2.6	2.8	1.5
Williams Lake CA	10.2	0.0	2.2	2.4	5.8	1.5	3.7	6.0	4.6	2.1
British Columbia 10,000+	1.8	1.2	2.2	1.3	2.9	1.9	3.3	2.2	2.4	1.5

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase

↓ indicates the change is a statistically significant decrease

- indicates that the change is not statistically significant

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.2 Private Apartment Average Rents (\$) by Bedroom Type British Columbia

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Abbotsford-Mission CMA	575	581	676	684	820	835	953	958	746	758
Campbell River CA	544	550	618	630	746	777	833	882	699	727
Chilliwack CA	505	514	628	636	776	786	803	812	690	699
Courtenay CA	553	563	680	690	811	819	761	768	749	758
Cranbrook CA	454	461	616	625	734	738	820	838	690	698
Dawson Creek CA	697	725	799	820	1,085	1,120	1,146	1,093	926	954
Duncan CA	524	535	637	651	735	759	855	842	675	693
Fort St. John CA	655	723	796	850	1,041	1,077	1,064	1,124	940	980
Kamloops CA	641	658	721	739	850	866	1,030	1,079	775	793
Kamloops Zone 1-South Shore	643	650	781	799	920	945	**	**	828	848
Kamloops Zone 2-North Shore	636	684	651	669	783	789	905	994	718	730
Kelowna CMA	606	613	778	788	970	980	1,173	1,200	885	899
Nanaimo CA	565	559	686	700	806	812	1,051	1,017	741	746
Nelson CY	527	550	657	686	792	829	**	1,180	708	742
Parksville CA	540	544	708	718	748	766	873	878	736	753
Penticton CA	539	561	676	682	795	810	1,006	992	719	730
Port Alberni CA	519	545	552	558	686	688	727	766	614	621
Powell River CA	512	550	582	603	670	694	755	764	629	649
Prince George CA	553	567	634	647	754	771	862	898	711	729
Prince George Zone 1-Downtown	573	586	628	633	726	736	886	908	673	679
Prince George Zone 2-Outlying	512	525	638	658	767	786	857	897	731	755
Prince Rupert CA	471	493	591	620	737	794	662	702	653	697
Quesnel CA	442	464	534	547	626	653	752	810	590	612
Salmon Arm CA	509	480	657	669	798	799	**	**	728	730
Squamish CA	591	604	717	731	815	823	**	**	775	784
Summerland DM	-	-	**	**	**	768	**	**	700	738
Terrace CA	521	544	595	639	691	833	874	911	666	763
Vancouver CMA	876	902	1,005	1,038	1,281	1,311	1,498	1,542	1,067	1,099
Vernon CA	531	570	645	649	783	788	845	862	715	720
Victoria CMA	706	723	833	849	1,068	1,095	1,281	1,317	898	918
Williams Lake CA	**	462	594	635	696	719	798	849	670	700
British Columbia 10,000+	810	832	926	953	1,087	1,112	1,253	1,281	972	998

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b - Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

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Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.3 Number of Private Apartment Units in the Universe by Bedroom Type British Columbia

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Abbotsford-Mission CMA	123	129	1,728	1,741	1,824	1,870	35	33	3,710	3,773
Campbell River CA	36	39	360	368	606	700	48	50	1,050	1,157
Chilliwack CA	108	113	1,456	1,459	1,207	1,223	64	64	2,835	2,859
Courtenay CA	137	137	485	487	980	979	105	109	1,707	1,712
Cranbrook CA	12	12	296	305	485	488	38	38	831	843
Dawson Creek CA	71	70	410	417	407	400	27	27	915	914
Duncan CA	67	65	644	623	487	503	31	29	1,229	1,220
Fort St. John CA	74	77	590	601	952	957	32	32	1,648	1,667
Kamloops CA	199	199	1,570	1,600	1,341	1,349	48	48	3,158	3,196
Kamloops Zone 1-South Shore	149	150	849	872	650	675	24	24	1,672	1,721
Kamloops Zone 2-North Shore	50	49	721	728	691	674	24	24	1,486	1,475
Kelowna CMA	160	159	1,889	1,887	2,246	2,293	136	139	4,431	4,478
Nanaimo CA	254	241	1,730	1,767	1,412	1,391	148	131	3,544	3,530
Nelson CY	74	73	179	174	253	253	12	12	518	512
Parksville CA	17	17	115	116	435	437	14	16	581	586
Penticton CA	129	134	1,015	999	823	835	12	12	1,979	1,980
Port Alberni CA	72	76	423	417	400	399	25	31	920	923
Powell River CA	12	13	295	304	250	244	39	47	596	608
Prince George CA	255	255	1,038	1,054	1,552	1,520	376	391	3,221	3,220
Prince George Zone 1-Downtown	166	166	425	441	493	491	57	54	1,141	1,152
Prince George Zone 2-Outlying	89	89	613	613	1,059	1,029	319	337	2,080	2,068
Prince Rupert CA	53	53	267	264	360	369	59	60	739	746
Quesnel CA	16	16	205	195	300	299	20	17	541	527
Salmon Arm CA	11	11	168	167	195	196	5	5	379	379
Squamish CA	27	27	97	97	155	155	28	28	307	307
Summerland DM	0	0	10	10	20	20	2	2	32	32
Terrace CA	30	31	120	120	201	216	45	45	396	412
Vancouver CMA	11,726	11,929	66,169	66,368	25,410	25,628	2,242	2,186	105,547	106,111
Vernon CA	82	99	687	671	695	681	117	115	1,581	1,566
Victoria CMA	2,637	2,692	13,270	13,404	7,195	7,321	405	449	23,507	23,866
Williams Lake CA	10	10	184	180	346	338	51	47	591	575
British Columbia 10,000+	16,393	16,678	95,403	95,800	50,538	51,065	4,164	4,163	166,498	167,706

*c: Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.4 Private Apartment Availability Rates (%) by Bedroom Type British Columbia

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Abbotsford-Mission CMA	7.3	3.9	4.0	5.0	3.6	4.1	6.2	10.3	3.9	4.6
Campbell River CA	8.3	7.7	7.2	6.0	8.3	5.4	8.3	2.0	7.9	5.5
Chilliwack CA	4.6	10.1	5.8	4.3	6.1	11.8	0.0	1.6	5.8	4.7
Courtenay CA	5.1	1.5	1.2	3.4	3.3	2.8	2.9	2.1	2.8	2.8
Cranbrook CA	16.7	**	4.7	1.7	7.2	2.5	2.6	**	6.3	2.3
Dawson Creek CA	5.8	5.7	10.9	6.3	10.5	7.5	29.6	21.0	10.9	7.2
Duncan CA	5.4	3.1	9.7	5.6	8.5	6.2	16.1	3.4	9.2	5.7
Fort St. John CA	6.9	5.4	3.6	3.0	5.9	3.1	3.4	3.2	5.1	3.2
Kamloops CA	13.1	10.2	4.4	4.4	3.4	3.5	0.0	6.8	4.4	4.4
Kamloops Zone 1-South Shore	16.8	12.3	2.5	2.4	1.4	2.1	**	**	3.3	3.1
Kamloops Zone 2-North Shore	2.0	4.3	6.7	6.9	5.2	4.9	0.0	**	5.7	6.0
Kelowna CMA	2.7	0.0	2.4	1.4	3.0	2.1	3.7	1.5	2.7	1.7
Nanaimo CA	3.6	3.0	6.9	4.6	7.9	7.0	4.0	3.4	7.0	5.4
Nelson CY	5.7	0.0	0.5	0.6	2.0	0.8	**	**	1.9	0.6
Parksville CA	0.0	0.0	0.9	0.9	1.1	2.1	0.0	0.0	1.0	1.7
Penticton CA	3.1	1.5	4.1	2.1	3.7	1.3	0.0	0.0	3.9	1.7
Port Alberni CA	1.4	4.0	9.6	5.6	8.1	8.8	4.0	**	8.1	6.9
Powell River CA	**	7.7	3.4	2.0	7.4	2.5	13.1	8.5	5.9	2.8
Prince George CA	5.6	3.5	5.2	3.7	4.1	3.5	4.2	3.1	4.6	3.5
Prince George Zone 1-Downtown	6.4	5.2	7.6	3.5	6.3	4.1	7.6	**	6.9	3.8
Prince George Zone 2-Outlying	3.9	0.0	3.6	3.8	3.2	3.2	3.5	3.6	3.4	3.3
Prince Rupert CA	11.7	3.8	11.5	5.2	**	13.5	**	1.7	11.3	8.6
Quesnel CA	0.0	0.0	4.4	5.6	11.7	5.4	0.0	5.9	8.1	5.3
Salmon Arm CA	18.2	**	4.2	3.3	3.1	1.5	**	**	4.2	2.3
Squamish CA	3.7	3.7	2.1	3.1	3.2	4.5	3.6	0.0	2.9	3.6
Summerland DM	-	-	**	**	5.0	5.0	**	**	3.1	6.3
Terrace CA	0.0	3.2	0.0	0.8	0.0	5.6	**	0.0	0.0	3.4
Vancouver CMA	1.9	1.4	2.4	1.5	2.7	1.8	3.2	2.0	2.4	1.6
Vernon CA	6.8	3.3	5.4	3.8	9.7	5.9	7.3	4.4	7.5	4.7
Victoria CMA	3.8	2.8	4.2	2.5	3.6	2.5	3.9	3.8	4.0	2.6
Williams Lake CA	10.2	0.0	2.2	2.4	6.4	1.5	3.7	6.0	5.0	2.1
British Columbia 10,000+	2.7	2.0	3.1	2.1	3.8	2.7	3.9	2.7	3.3	2.3

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase

↓ indicates the change is a statistically significant decrease

- indicates that the change is not statistically significant

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.5 Private Apartment Estimate of Percentage Change (%) of Average Rent¹ by Bedroom Type British Columbia

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
	to	to	to	to	to	to	to	to	to	to
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Abbotsford-Mission CMA	7.0	0.9	2.3	0.8	1.5	1.1	++	++	1.6	0.9
Campbell River CA	2.2	-0.4	2.4	1.2	0.9	1.7	0.8	2.6	1.3	1.6
Chilliwack CA	1.0	1.7	0.5	1.1	0.2	1.7	2.7	2.5	0.5	1.4
Courtenay CA	-0.8	++	1.9	1.9	1.6	1.0	1.6	1.3	1.7	1.2
Cranbrook CA	1.4	**	0.9	2.6	1.5	1.2	0.4	4.4	0.9	1.8
Dawson Creek CA	6.9	++	5.4	++	4.4	2.0	++	**	4.7	2.7
Duncan CA	++	**	0.8	2.4	++	2.0	2.7	-2.7	++	2.8
Fort St. John CA	4.3	11.4	3.1	6.2	3.8	4.9	2.5	4.7	3.1	5.9
Kamloops CA	2.2	3.1	1.7	1.9	2.1	1.5	-1.4	3.0	1.9	1.7
Kamloops Zone 1-South Shore	2.6	3.1	2.7	1.8	2.6	2.3	**	**	2.6	2.0
Kamloops Zone 2-North Shore	1.2	3.0	0.7	1.9	1.5	0.6	-4.6	5.0	1.1	1.4
Kelowna CMA	3.0	++	1.9	1.4	1.9	1.6	1.2	1.7	1.6	1.7
Nanaimo CA	++	1.8	0.7	1.7	0.6	1.2	13.9	**	0.6	1.2
Nelson CY	-	6.9	-	3.9	-	3.5	-	**	-	4.5
Parksville CA	2.9	1.6	1.5	1.7	1.6	1.6	3.1	0.6	1.7	1.8
Penticton CA	4.6	1.3	1.8	0.9	1.6	1.4	-1.9	++	1.8	1.4
Port Alberni CA	5.6	4.0	3.6	1.3	3.6	0.9	**	++	3.6	1.0
Powell River CA	**	**	-1.0	4.3	++	3.1	++	1.1	-0.4	3.5
Prince George CA	1.2	5.5	2.4	3.3	3.0	2.9	4.7	2.9	3.5	2.9
Prince George Zone 1-Downtown	4.5	3.0	1.5	2.5	3.0	2.3	5.9	++	3.4	1.9
Prince George Zone 2-Outlying	++	7.1	2.9	3.7	3.0	3.2	4.3	3.5	3.5	3.4
Prince Rupert CA	3.9	5.5	**	4.3	++	5.6	1.3	4.8	**	5.5
Quesnel CA	**	5.2	4.8	2.1	2.0	5.5	**	5.1	2.7	4.7
Salmon Arm CA	0.9	-7.5	++	2.9	1.1	0.3	**	**	0.5	1.0
Squamish CA	3.2	1.1	0.2	2.1	2.2	0.7	**	**	2.0	1.3
Summerland DM	-	-	**	**	**	**	**	**	0.6	3.6
Terrace CA	2.2	3.0	3.5	8.4	4.7	16.1	7.7	**	4.2	13.3
Vancouver CMA	2.4	2.3	2.4	2.6	2.1	2.5	2.2	2.7	2.2	2.5
Vernon CA	++	3.1	++	2.3	++	1.0	++	2.0	++	1.3
Victoria CMA	0.6	2.3	0.7	1.7	0.7	2.6	1.7	3.0	1.0	1.9
Williams Lake CA	**	**	3.0	7.2	++	2.8	++	7.0	++	4.7
British Columbia 10,000+	2.2	2.4	2.0	2.4	1.8	2.4	2.4	2.4	1.9	2.4

¹The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.1 Private Row (Townhouse) Vacancy Rates (%)
by Bedroom Type
British Columbia

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Abbotsford-Mission CMA	-	-	**	**	**	**	0.9	1.0	1.9	0.8
Campbell River CA	**	**	4.9	0.0	2.1	2.9	8.4	4.1	5.2	3.0
Chilliwack CA	**	**	**	**	8.6	5.0	5.4	2.7	6.6	3.2
Courtenay CA	-	-	**	**	2.7	2.8	0.7	0.7	2.1	1.9
Cranbrook CA	**	**	5.9	**	5.9	0.0	6.5	1.1	6.1	1.2
Dawson Creek CA	-	-	**	**	16.3	6.3	13.2	15.5	14.5	10.3
Duncan CA	-	-	20.0	5.0	17.0	9.4	13.6	7.1	16.4	7.1
Fort St. John CA	-	-	5.2	4.2	0.9	3.8	4.0	3.0	2.7	3.5
Kamloops CA	**	**	0.0	0.0	1.5	7.2	1.3	1.3	1.3	4.0
Kamloops Zone 1-South Shore	-	-	**	**	0.8	7.9	2.6	1.8	1.6	4.9
Kamloops Zone 2-North Shore	**	**	0.0	0.0	2.6	6.3	0.0	0.9	1.0	2.9
Kelowna CMA	-	-	**	4.2	3.3	1.0	3.6	0.0	3.2	1.0
Nanaimo CA	**	**	0.0	5.3	3.8	7.0	17.7	5.2	7.3	6.1
Nelson CY	-	-	-	-	-	-	**	**	**	**
Parksville CA	-	-	**	**	**	**	**	**	**	**
Penticton CA	**	**	**	**	**	**	9.1	1.1	**	2.0
Port Alberni CA	**	**	**	**	17.2	0.0	12.8	11.0	17.1	7.4
Powell River CA	-	-	**	**	**	**	**	**	13.8	3.4
Prince George CA	**	**	3.6	3.6	5.8	2.8	4.3	1.5	4.7	2.2
Prince George Zone 1-Downtown	**	**	9.1	**	**	4.1	6.3	2.9	7.1	3.4
Prince George Zone 2-Outlying	-	-	**	**	4.3	2.2	2.0	0.0	2.6	1.3
Prince Rupert CA	-	-	**	**	0.0	**	2.2	1.0	1.7	**
Quesnel CA	-	-	15.8	5.9	2.7	**	3.9	9.1	4.9	8.3
Salmon Arm CA	-	-	**	**	5.9	0.0	**	**	4.3	0.0
Squamish CA	-	-	-	-	**	**	0.0	2.9	0.0	2.3
Summerland DM	**	**	17.6	0.0	13.2	10.5	**	**	14.9	5.4
Terrace CA	-	-	**	-	1.3	1.2	1.6	0.0	1.4	0.7
Vancouver CMA	0.0	0.0	1.3	1.2	2.8	1.2	2.2	1.1	2.3	1.1
Vernon CA	1.8	0.0	6.3	1.6	7.1	3.8	1.0	2.0	3.6	1.9
Victoria CMA	**	**	0.9	1.8	4.9	0.5	2.4	0.0	2.8	0.4
Williams Lake CA	**	-	16.7	0.0	3.6	3.6	4.8	10.8	5.2	8.0
British Columbia 10,000+	1.3	0.7	6.4	2.2	4.7	2.8	3.7	2.3	4.2	2.5

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase

↓ indicates the change is a statistically significant decrease

- indicates that the change is not statistically significant

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.2 Private Row (Townhouse) Average Rents (\$) by Bedroom Type British Columbia

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Abbotsford-Mission CMA	-	-	**	**	**	**	1,184	1,218	950	948
Campbell River CA	**	**	587	608	729	766	980	1,011	820	853
Chilliwack CA	**	**	**	**	753	777	980	958	791	738
Courtenay CA	-	-	**	**	756	759	881	893	801	806
Cranbrook CA	**	**	**	**	756	**	877	872	812	837
Dawson Creek CA	-	-	**	**	1,204	1,185	1,210	1,277	1,198	1,219
Duncan CA	-	-	652	656	755	753	905	924	790	797
Fort St. John CA	-	-	723	785	1,135	1,194	1,196	1,251	1,111	1,177
Kamloops CA	**	**	578	581	947	962	1,168	1,172	1,036	1,047
Kamloops Zone 1-South Shore	-	-	**	**	1,023	1,038	1,295	1,295	1,143	1,150
Kamloops Zone 2-North Shore	**	**	564	564	826	821	1,033	1,053	909	925
Kelowna CMA	-	-	591	676	870	875	1,097	1,146	901	917
Nanaimo CA	**	**	710	691	896	903	993	1,019	907	906
Nelson CY	-	-	-	-	-	-	**	**	**	**
Parksville CA	-	-	**	**	**	**	**	**	**	**
Penticton CA	**	**	**	**	815	844	1,118	1,177	988	1,044
Port Alberni CA	**	**	**	**	708	714	768	782	732	746
Powell River CA	-	-	**	**	**	**	**	**	658	681
Prince George CA	**	**	773	791	902	957	914	972	886	940
Prince George Zone 1-Downtown	**	**	627	**	714	834	769	861	732	822
Prince George Zone 2-Outlying	-	-	**	**	1,000	1,030	1,078	1,085	1,014	1,032
Prince Rupert CA	-	-	**	**	704	**	743	779	715	771
Quesnel CA	-	-	429	438	612	627	682	676	642	643
Salmon Arm CA	-	-	**	**	759	759	**	**	784	788
Squamish CA	-	-	-	-	**	**	905	904	914	908
Summerland DM	**	**	577	577	760	749	**	**	669	674
Terrace CA	-	-	**	-	672	729	812	899	723	797
Vancouver CMA	1,124	1,182	945	958	1,459	1,488	1,530	1,518	1,489	1,490
Vernon CA	444	470	594	606	807	810	944	945	726	738
Victoria CMA	**	**	770	796	1,128	1,160	1,557	1,585	1,292	1,314
Williams Lake CA	**	-	477	515	726	744	836	833	780	786
British Columbia 10,000+	727	763	684	704	1,032	1,060	1,265	1,274	1,120	1,138

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b - Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.3 Number of Private Row (Townhouse) Units in the Universe by Bedroom Type British Columbia

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Abbotsford-Mission CMA	0	0	44	44	115	115	110	110	269	269
Campbell River CA	2	2	41	46	140	140	143	146	326	334
Chilliwack CA	2	2	42	42	93	101	74	73	211	218
Courtenay CA	0	0	10	10	223	214	140	139	373	363
Cranbrook CA	2	2	17	17	68	62	93	93	180	174
Dawson Creek CA	0	0	3	3	92	127	91	103	186	233
Duncan CA	0	0	60	60	53	53	88	85	201	198
Fort St. John CA	0	0	58	48	232	246	200	200	490	494
Kamloops CA	2	2	22	22	202	207	224	223	450	454
Kamloops Zone 1-South Shore	0	0	5	5	124	127	115	114	244	246
Kamloops Zone 2-North Shore	2	2	17	17	78	80	109	109	206	208
Kelowna CMA	0	0	23	24	301	297	84	84	408	405
Nanaimo CA	6	6	19	19	133	129	62	58	220	212
Nelson CY	0	0	0	0	0	0	3	3	3	3
Parksville CA	0	0	18	22	23	18	3	3	44	43
Penticton CA	2	2	14	17	116	114	88	88	220	221
Port Alberni CA	1	1	9	9	29	29	78	82	117	121
Powell River CA	0	0	5	5	13	13	11	11	29	29
Prince George CA	4	4	57	55	146	145	213	206	420	410
Prince George Zone 1-Downtown	4	4	22	20	53	53	112	104	191	181
Prince George Zone 2-Outlying	0	0	35	35	93	92	101	102	229	229
Prince Rupert CA	0	0	8	8	19	15	92	101	119	124
Quesnel CA	0	0	19	17	37	35	132	128	188	180
Salmon Arm CA	0	0	2	2	17	16	4	4	23	22
Squamish CA	0	0	0	0	10	10	34	34	44	44
Summerland DM	1	1	34	34	38	38	1	1	74	74
Terrace CA	0	0	6	0	78	86	62	64	146	150
Vancouver CMA	59	59	86	87	917	915	2,057	2,045	3,119	3,106
Vernon CA	56	55	64	62	56	52	101	101	277	270
Victoria CMA	17	17	113	112	203	202	370	370	703	701
Williams Lake CA	1	0	12	12	56	56	125	120	194	188
British Columbia 10,000+	155	153	786	777	3,410	3,435	4,683	4,675	9,034	9,040

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n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.4 Private Row (Townhouse) Availability Rates (%) by Bedroom Type British Columbia

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Abbotsford-Mission CMA	-	-	**	**	**	**	0.9	1.0	3.3	0.8
Campbell River CA	**	**	7.3	0.0	2.9	5.0	9.1	6.8	6.1	5.1
Chilliwack CA	**	**	**	**	12.9	6.9	6.8	4.1	9.0	4.6
Courtenay CA	-	-	**	**	4.0	4.7	0.7	0.7	2.9	3.0
Cranbrook CA	**	**	5.9	**	5.9	0.0	6.5	1.1	6.1	1.2
Dawson Creek CA	-	-	**	**	17.4	6.3	13.2	16.5	15.1	10.7
Duncan CA	-	-	20.0	6.7	17.0	9.4	13.6	8.2	16.4	8.1
Fort St. John CA	-	-	5.2	4.2	1.8	4.2	4.5	3.5	3.3	3.9
Kamloops CA	**	**	4.5	0.0	1.5	7.7	4.5	1.3	3.1	4.2
Kamloops Zone 1-South Shore	-	-	**	**	0.8	8.7	5.2	1.8	2.9	5.3
Kamloops Zone 2-North Shore	**	**	5.9	0.0	2.6	6.3	3.7	0.9	3.4	2.9
Kelowna CMA	-	-	4.8	4.2	3.7	1.0	4.7	3.6	4.0	1.8
Nanaimo CA	**	**	0.0	10.5	4.5	7.8	19.4	5.2	8.2	7.1
Nelson CY	-	-	-	-	-	-	**	**	**	**
Parksville CA	-	-	**	**	**	**	**	**	**	**
Penticton CA	**	**	**	**	**	**	10.2	3.4	**	3.3
Port Alberni CA	**	**	**	**	17.2	0.0	12.8	11.0	17.1	7.4
Powell River CA	-	-	**	**	**	**	**	**	13.8	3.4
Prince George CA	**	**	3.6	3.6	8.0	5.7	7.1	2.4	6.8	3.7
Prince George Zone 1-Downtown	**	**	9.1	**	**	6.1	9.8	3.8	9.3	4.5
Prince George Zone 2-Outlying	-	-	**	**	7.5	5.4	4.0	1.0	4.8	3.1
Prince Rupert CA	-	-	**	**	0.0	**	2.2	3.0	1.7	3.4
Quesnel CA	-	-	15.8	5.9	2.7	**	3.9	9.9	4.9	8.9
Salmon Arm CA	-	-	**	**	5.9	6.3	**	**	8.7	4.5
Squamish CA	-	-	-	-	**	**	5.9	2.9	4.5	4.5
Summerland DM	**	**	20.6	2.9	13.2	13.2	**	**	16.2	8.1
Terrace CA	-	-	**	-	1.3	1.2	1.6	0.0	1.4	0.7
Vancouver CMA	1.7	0.0	1.3	1.2	3.9	1.9	3.4	1.5	3.4	1.6
Vernon CA	1.8	3.6	6.3	4.8	8.9	9.6	1.0	2.0	4.0	4.4
Victoria CMA	**	**	3.5	3.6	4.9	1.5	3.8	0.5	4.0	1.3
Williams Lake CA	**	-	16.7	0.0	3.6	5.4	4.8	12.5	5.2	9.6
British Columbia 10,000+	1.9	2.0	7.6	3.2	5.5	3.7	4.8	3.0	5.2	3.3

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

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↑ indicates the year-over-year change is a statistically significant increase

↓ indicates the change is a statistically significant decrease

- indicates that the change is not statistically significant

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.5 Private Row (Townhouse) Estimate of Percentage Change (%) of Average Rent¹ by Bedroom Type British Columbia

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
	to	to	to	to	to	to	to	to	to	to
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Abbotsford-Mission CMA	-	-	**	**	**	**	1.0	1.9	1.5	-0.4
Campbell River CA	**	**	2.0	4.5	1.0	4.1	2.4	0.8	1.7	2.9
Chilliwack CA	**	**	**	**	9.9	++	-1.5	++	5.8	++
Courtenay CA	-	-	**	**	++	0.8	++	0.7	++	0.8
Cranbrook CA	**	**	**	**	++	**	1.8	++	1.1	**
Dawson Creek CA	-	-	**	**	3.3	-3.7	**	2.4	0.7	-0.4
Duncan CA	-	-	1.1	0.8	0.4	-0.1	-2.7	2.9	0.4	1.2
Fort St. John CA	-	-	6.6	7.8	6.4	5.4	6.0	5.3	6.0	5.0
Kamloops CA	**	**	5.9	1.4	2.4	1.8	2.9	2.3	2.4	1.3
Kamloops Zone 1-South Shore	-	-	**	**	2.8	1.7	2.3	0.4	1.7	0.8
Kamloops Zone 2-North Shore	**	**	8.6	0.5	1.7	1.9	3.7	4.6	3.2	1.9
Kelowna CMA	-	-	++	++	++	1.3	0.5	3.1	++	2.2
Nanaimo CA	**	**	++	++	2.6	1.8	2.5	1.8	1.9	2.2
Nelson CY	-	-	-	-	-	-	-	**	-	**
Parksville CA	-	-	**	**	**	**	**	**	**	**
Penticton CA	**	**	**	**	**	++	1.6	3.8	++	**
Port Alberni CA	**	**	**	**	**	2.0	1.7	2.6	2.1	1.8
Powell River CA	-	-	**	**	**	**	**	**	2.5	4.2
Prince George CA	**	**	1.5	3.1	5.1	5.3	2.8	6.9	3.1	5.1
Prince George Zone 1-Downtown	**	**	-2.7	**	3.3	**	2.1	11.8	1.6	10.2
Prince George Zone 2-Outlying	-	-	**	**	7.1	0.8	3.8	0.7	4.4	1.1
Prince Rupert CA	-	-	**	**	**	**	++	5.8	++	5.7
Quesnel CA	-	-	**	++	**	**	3.8	++	3.9	++
Salmon Arm CA	-	-	**	**	**	**	-0.4	**	1.5	-0.1
Squamish CA	-	-	-	-	**	**	5.8	++	5.7	++
Summerland DM	**	**	0.7	-0.4	++	++	**	**	2.5	++
Terrace CA	-	-	**	-	3.0	7.2	8.2	**	6.1	8.0
Vancouver CMA	0.3	3.5	2.4	**	1.9	1.4	3.2	++	2.4	0.6
Vernon CA	**	5.4	1.4	4.4	4.9	++	++	++	2.3	2.3
Victoria CMA	**	**	++	**	1.9	3.6	1.7	2.6	1.8	3.1
Williams Lake CA	**	-	**	6.0	2.2	4.0	4.1	0.4	4.8	1.4
British Columbia 10,000+	1.4	3.4	2.2	2.6	2.3	2.0	2.6	1.6	2.4	1.8

¹The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.1 Private Row (Townhouse) and Apartment Vacancy Rates (%) by Bedroom Type British Columbia

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Abbotsford-Mission CMA	4.1	2.4	3.3	3.2	2.9	2.8	2.1	2.4	3.1	3.0
Campbell River CA	7.9	7.3	7.0	5.3	6.6	4.2	8.4	3.1	7.0	4.4
Chilliwack CA	3.6	4.6	4.3	3.0	4.6	4.0	2.9	2.2	4.3	3.5
Courtenay CA	4.4	0.7	1.4	1.9	2.5	2.0	1.2	0.9	2.2	1.8
Cranbrook CA	14.3	**	4.8	1.3	7.1	1.7	5.3	0.7	6.2	1.7
Dawson Creek CA	4.4	4.3	9.6	4.3	11.0	5.9	16.9	15.6	10.7	6.3
Duncan CA	**	1.5	9.8	4.5	8.8	5.8	14.3	6.1	9.5	5.0
Fort St. John CA	6.9	4.1	3.0	2.6	4.3	2.7	3.9	3.0	3.9	2.7
Kamloops CA	12.9	10.1	3.3	3.6	2.1	3.7	1.1	2.3	3.2	3.9
Kamloops Zone 1-South Shore	16.8	12.3	1.6	1.5	0.4	2.7	2.2	1.4	2.3	2.8
Kamloops Zone 2-North Shore	1.9	4.1	5.3	6.0	3.9	4.7	0.0	3.2	4.1	5.1
Kelowna CMA	2.0	0.0	1.3	0.8	2.2	1.2	3.7	0.0	1.9	1.0
Nanaimo CA	2.3	2.2	4.8	3.4	6.3	6.3	8.1	3.9	5.4	4.5
Nelson CY	5.7	0.0	0.5	0.6	2.0	0.8	**	**	1.9	0.6
Parksville CA	0.0	0.0	3.0	0.0	1.1	1.5	0.0	0.0	1.4	1.1
Penticton CA	2.3	1.5	3.5	1.6	5.1	1.1	8.3	1.0	4.4	1.3
Port Alberni CA	2.8	2.6	9.5	4.2	8.5	7.0	10.7	9.8	8.7	5.8
Powell River CA	**	7.7	3.4	2.3	6.6	0.8	9.9	5.2	5.4	2.0
Prince George CA	5.1	3.1	4.2	3.1	3.6	2.9	3.8	2.2	3.9	2.9
Prince George Zone 1-Downtown	5.7	4.6	6.7	3.4	5.6	3.3	5.4	1.9	6.0	3.3
Prince George Zone 2-Outlying	3.9	0.0	2.4	3.0	2.6	2.8	3.2	2.3	2.7	2.6
Prince Rupert CA	11.7	3.8	11.1	4.6	**	**	4.4	1.3	9.8	6.1
Quesnel CA	0.0	0.0	4.9	5.2	10.7	4.6	3.4	8.7	7.2	5.5
Salmon Arm CA	18.2	**	4.1	1.3	2.4	1.4	11.1	**	3.7	1.3
Squamish CA	3.7	3.7	1.0	3.1	1.8	4.2	0.0	1.6	1.4	3.4
Summerland DM	**	**	13.6	0.0	10.3	8.6	**	**	11.3	5.7
Terrace CA	0.0	0.0	0.0	0.8	0.4	4.3	1.0	0.0	0.4	2.5
Vancouver CMA	1.1	0.8	1.6	0.9	1.9	1.1	2.4	1.4	1.7	1.0
Vernon CA	4.8	1.2	4.8	2.6	8.3	5.1	3.9	2.8	6.1	3.5
Victoria CMA	2.3	1.4	3.0	1.5	2.6	1.5	2.5	1.4	2.8	1.5
Williams Lake CA	9.4	0.0	3.1	2.2	5.5	1.8	4.5	9.4	4.7	3.6
British Columbia 10,000+	1.8	1.2	2.3	1.3	3.0	2.0	3.5	2.3	2.5	1.6

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase

↓ indicates the change is a statistically significant decrease

- indicates that the change is not statistically significant

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.2 Private Row (Townhouse) and Apartment Average Rents (\$) by Bedroom Type British Columbia

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Abbotsford-Mission CMA	575	581	678	685	821	834	1,137	1,163	760	771
Campbell River CA	541	552	615	628	743	775	943	978	727	755
Chilliwack CA	504	513	627	634	774	786	897	845	697	701
Courtenay CA	553	563	680	690	801	808	829	836	758	767
Cranbrook CA	468	479	619	626	737	739	860	862	712	721
Dawson Creek CA	697	725	798	819	1,107	1,136	1,199	1,237	972	1,008
Duncan CA	524	535	638	651	737	758	891	903	691	708
Fort St. John CA	655	723	789	845	1,059	1,101	1,179	1,235	979	1,026
Kamloops CA	638	655	719	737	863	878	1,144	1,157	808	825
Kamloops Zone 1-South Shore	643	650	780	798	937	960	1,273	1,273	868	886
Kamloops Zone 2-North Shore	626	671	649	666	788	792	1,009	1,043	739	754
Kelowna CMA	606	613	776	787	958	968	1,144	1,181	886	901
Nanaimo CA	566	559	686	700	814	820	1,034	1,018	751	755
Nelson CY	527	550	657	686	792	829	1,125	1,111	710	743
Parksville CA	540	544	707	714	757	772	918	926	744	757
Penticton CA	538	559	676	683	797	813	1,108	1,161	746	761
Port Alberni CA	517	543	552	558	688	690	758	778	627	636
Powell River CA	512	550	581	602	668	692	760	769	631	651
Prince George CA	552	565	641	655	766	787	881	924	731	753
Prince George Zone 1-Downtown	570	584	628	632	725	746	809	876	682	699
Prince George Zone 2-Outlying	512	525	650	670	785	805	912	941	759	783
Prince Rupert CA	471	493	586	619	735	793	708	749	661	707
Quesnel CA	442	464	525	538	624	650	692	692	603	620
Salmon Arm CA	509	460	656	669	795	796	**	**	731	733
Squamish CA	591	604	717	731	823	829	918	916	792	799
Summerland DM	**	**	580	586	747	756	**	**	678	693
Terrace CA	521	544	595	639	685	802	837	904	683	772
Vancouver CMA	878	903	1,005	1,038	1,287	1,317	1,514	1,530	1,078	1,110
Vernon CA	496	536	640	645	785	790	888	898	717	722
Victoria CMA	706	723	832	848	1,069	1,097	1,415	1,441	909	930
Williams Lake CA	436	462	586	627	700	722	825	838	697	721
British Columbia 10,000+	809	831	924	951	1,084	1,108	1,259	1,277	979	1,085

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b - Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.3 Number of Private Row (Townhouse) and Apartment Units in the Universe by Bedroom Type British Columbia

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Abbotsford-Mission CMA	123	129	1,772	1,785	1,939	1,985	145	143	3,979	4,042
Campbell River CA	38	41	401	414	746	840	191	196	1,376	1,491
Chilliwack CA	110	115	1,498	1,501	1,300	1,324	138	137	3,046	3,077
Courtenay CA	137	137	495	497	1,203	1,193	245	248	2,080	2,075
Cranbrook CA	14	14	313	322	553	550	131	131	1,011	1,017
Dawson Creek CA	71	70	413	420	499	527	118	130	1,101	1,147
Duncan CA	67	65	704	683	540	556	119	114	1,430	1,418
Fort St. John CA	74	77	648	649	1,184	1,203	232	232	2,138	2,161
Kamloops CA	201	201	1,592	1,622	1,543	1,556	272	271	3,608	3,650
Kamloops Zone 1-South Shore	149	150	854	877	774	802	139	138	1,916	1,967
Kamloops Zone 2-North Shore	52	51	738	745	769	754	133	133	1,692	1,683
Kelowna CMA	160	159	1,912	1,911	2,547	2,590	220	223	4,839	4,883
Nanaimo CA	260	247	1,749	1,786	1,545	1,520	210	189	3,764	3,742
Nelson CY	74	73	179	174	253	253	15	15	521	515
Parksville CA	17	17	133	138	458	455	17	19	625	629
Penticton CA	131	136	1,029	1,016	939	949	100	100	2,199	2,201
Port Alberni CA	73	77	432	426	429	428	103	113	1,037	1,044
Powell River CA	12	13	300	309	263	257	50	58	625	637
Prince George CA	259	259	1,095	1,109	1,698	1,665	589	597	3,641	3,630
Prince George Zone 1-Downtown	170	170	447	461	546	544	169	158	1,332	1,333
Prince George Zone 2-Outlying	89	89	648	648	1,152	1,121	420	439	2,309	2,297
Prince Rupert CA	53	53	275	272	379	384	151	161	858	870
Quesnel CA	16	16	224	212	337	334	152	145	729	707
Salmon Arm CA	11	11	170	169	212	212	9	9	402	401
Squamish CA	27	27	97	97	165	165	62	62	351	351
Summerland DM	1	1	44	44	58	58	3	3	106	106
Terrace CA	30	31	126	120	279	302	107	109	542	562
Vancouver CMA	11,785	11,988	66,255	66,455	26,327	26,543	4,299	4,231	108,666	109,217
Vernon CA	138	154	751	733	751	733	218	216	1,858	1,836
Victoria CMA	2,654	2,709	13,383	13,516	7,398	7,523	775	819	24,210	24,567
Williams Lake CA	11	10	196	192	402	394	176	167	785	763
British Columbia 10,000+	16,548	16,831	96,189	96,577	53,948	54,500	8,847	8,838	175,532	176,746

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.4 Private Row (Townhouse) and Apartment Availability Rates (%) by Bedroom Type British Columbia

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Abbotsford-Mission CMA	7.3	3.9	4.1	4.9	3.6	3.9	2.1	3.1	3.9	4.3
Campbell River CA	7.9	7.3	7.2	5.3	7.2	5.4	8.9	5.6	7.5	5.4
Chilliwack CA	4.5	10.0	5.8	4.2	6.6	4.9	3.6	2.9	6.0	4.7
Courtenay CA	5.1	1.5	1.4	3.3	3.4	3.1	1.6	1.3	2.8	2.8
Cranbrook CA	14.3	**	4.8	1.6	7.1	2.2	5.3	0.7	6.2	2.1
Dawson Creek CA	5.8	5.7	10.8	6.2	11.8	7.2	16.9	17.5	11.6	7.9
Duncan CA	5.4	3.1	10.6	5.7	9.4	6.5	14.3	7.0	10.2	6.0
Fort St. John CA	6.9	5.4	3.7	3.1	5.1	3.3	4.4	3.5	4.7	3.3
Kamloops CA	12.9	10.1	4.4	4.4	3.1	4.1	3.7	2.3	4.3	4.4
Kamloops Zone 1-South Shore	16.8	12.3	2.5	2.4	1.3	3.1	4.3	1.4	3.2	3.4
Kamloops Zone 2-North Shore	1.9	4.1	6.6	6.7	4.9	5.1	3.0	3.2	5.4	5.6
Kelowna CMA	2.7	0.0	2.4	1.4	3.1	1.9	4.1	2.3	2.8	1.7
Nanaimo CA	3.5	3.0	6.9	4.7	7.6	7.0	8.6	3.9	7.0	5.5
Nelson CY	5.7	0.0	0.5	0.6	2.0	0.8	**	**	1.9	0.6
Parksville CA	0.0	0.0	3.0	0.7	1.1	2.0	0.0	0.0	1.4	1.6
Penticton CA	3.1	1.5	4.1	2.1	6.1	1.6	9.3	3.1	5.2	1.9
Port Alberni CA	2.8	4.0	10.3	5.5	8.7	8.2	10.7	9.8	9.2	6.9
Powell River CA	**	7.7	3.4	2.3	8.2	2.3	12.2	6.9	6.2	2.8
Prince George CA	5.5	3.5	5.1	3.7	4.5	3.7	5.3	2.9	4.9	3.5
Prince George Zone 1-Downtown	6.3	5.1	7.7	3.6	6.5	4.3	9.0	2.6	7.2	3.9
Prince George Zone 2-Outlying	3.9	0.0	3.4	3.7	3.5	3.4	3.6	3.0	3.5	3.3
Prince Rupert CA	11.7	3.8	11.1	5.5	**	13.1	4.4	2.5	9.9	7.8
Quesnel CA	0.0	0.0	5.4	5.7	10.7	5.5	3.4	9.4	7.3	6.2
Salmon Arm CA	18.2	**	4.1	3.3	3.3	1.9	22.2	**	4.5	2.4
Squamish CA	3.7	3.7	2.1	3.1	3.0	4.8	4.8	1.6	3.1	3.7
Summerland DM	**	**	15.9	2.3	10.3	10.3	**	**	12.3	7.5
Terrace CA	0.0	3.2	0.0	0.8	0.4	4.3	1.0	0.0	0.4	2.7
Vancouver CMA	1.8	1.4	2.4	1.5	2.7	1.8	3.3	1.8	2.5	1.6
Vernon CA	4.8	3.4	5.4	3.9	9.7	6.2	4.4	3.3	7.0	4.7
Victoria CMA	3.8	2.8	4.2	2.5	3.6	2.5	3.8	2.3	4.0	2.6
Williams Lake CA	9.4	0.0	3.1	2.2	6.0	2.1	4.5	10.6	5.0	4.0
British Columbia 10,000+	2.7	2.0	3.1	2.1	3.9	2.8	4.4	2.9	3.4	2.3

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase

↓ indicates the change is a statistically significant decrease

- indicates that the change is not statistically significant

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.5 Private Row (Townhouse) and Apartment Estimate of Percentage Change (%) of Average Rent¹ by Bedroom Type British Columbia

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
	to	to	to	to	to	to	to	to	to	to
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Abbotsford-Mission CMA	7.0 c	0.9	2.3	0.7	1.6 a	1.0	++	++	1.6	0.9
Campbell River CA	2.0	1.0	2.4	1.5	0.9	2.1	1.5	1.9	1.4	1.9
Chilliwack CA	1.2	1.6	0.6	1.1	0.6	1.7	1.6	2.0	0.9	1.3
Courtenay CA	-0.8	++	1.9	1.9	1.3	0.9	0.9	1.0	1.4	1.1
Cranbrook CA	1.5	**	0.9	2.6 b	1.3	1.3	1.1	2.8	0.9	1.8
Dawson Creek CA	6.9 b	++	5.4	++	4.2	++	++	2.0	3.9	2.1
Duncan CA	++	**	0.8	2.3	++	1.8 b	++	-0.6	++	2.5
Fort St. John CA	4.3	11.4	3.3	6.3	4.3 b	5.0	4.9	5.1	3.8	5.7
Kamloops CA	2.1	3.1	1.8	1.9	2.1	1.5	1.0	2.6	1.9	1.7
Kamloops Zone 1-South Shore	2.6	3.1	2.6	1.9	2.6	2.2	1.9	0.6	2.5	1.9
Kamloops Zone 2-North Shore	1.2	3.1	0.9	1.9	1.6	0.7	++	4.8	1.4	1.5
Kelowna CMA	3.0	++	1.9	1.5	1.8	1.6	1.1	1.9	1.5	1.7
Nanaimo CA	++	1.8	0.7	1.7	0.7	1.2	11.9	-1.4	0.7	1.2
Nelson CY	-	6.9	-	3.9 b	-	3.5	-	1.9	-	4.5
Parksville CA	2.9	1.6	1.5	1.2	1.6	1.5	3.1	1.4	1.7	1.5
Penticton CA	4.6	1.2	1.9	0.8	1.4	1.8	0.6	2.7	1.7	1.8
Port Alberni CA	5.3	4.1	3.7	1.3	3.7	1.0	-1.5	1.6	3.4	1.1
Powell River CA	**	**	-1.0	4.3	++	3.2	++	1.2	-0.3	3.5
Prince George CA	1.2	5.5	2.4	3.3	3.2	3.1	4.3	3.8	3.4	3.1
Prince George Zone 1-Downtown	4.4	3.0	1.3	2.6	3.0	3.2	4.3	5.6	3.2	3.0
Prince George Zone 2-Outlying	++	7.1	2.9	3.6	3.3	3.0	4.3	3.1	3.6	3.2
Prince Rupert CA	3.9	5.5	**	4.2	++	5.7	++	5.2	**	5.5
Quesnel CA	**	5.2	4.8	2.0	2.5	4.5	1.4	++	2.9	3.5
Salmon Arm CA	0.9	-7.5	++	2.8	1.2	0.3	**	**	0.6	1.0
Squamish CA	3.2	1.1	0.2	2.1	2.5	0.6	2.6	++	2.4	1.0
Summerland DM	**	**	1.2	0.3	++	++	**	**	1.9	1.0
Terrace CA	2.2	3.0	4.0	8.4	4.3	14.4	7.9	4.4	4.8	12.0
Vancouver CMA	2.4	2.3	2.4	2.6	2.1	2.4	2.3	2.3	2.2	2.5
Vernon CA	++	3.4	++	2.5	0.9	1.0	++	1.9	++	1.4
Victoria CMA	0.7	2.3	0.7	1.7	0.8	2.6	1.7	3.0	1.0	2.0
Williams Lake CA	**	**	3.0	7.1	++	3.0	1.5	3.5	1.6	3.9
British Columbia 10,000+	2.2	2.4	2.0	2.4	1.8	2.4	2.4	2.2	2.0	2.3

¹The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

4.1.1 Rental Condominium Apartments and Private Apartments in the RMS¹ Vacancy Rates (%) British Columbia - October 2014

Condo Sub Area	Rental Condominium Apartments		Apartments in the RMS ¹	
	Oct-13	Oct-14	Oct-13	Oct-14
Vancouver CMA	1.1	0.7	1.7	1.0
Victoria CMA	2.1	1.8	2.8	1.5

¹ Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

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n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

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4.1.2 Rental Condominium Apartments and Private Apartments in the RMS¹ Average Rents (\$) by Bedroom Type British Columbia - October 2014

Condo Sub Area	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +	
	Rental Condo Apts.	Apts. in the RMS ¹	Rental Condo Apts.	Apts. in the RMS ¹	Rental Condo Apts.	Apts. in the RMS ¹	Rental Condo Apts.	Apts. in the RMS ¹
Vancouver CMA	**	902	1,198	1,038	1,668	1,311	**	1,542
Victoria CMA	**	723	**	849	1,289	1,095	**	1,317

¹ Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b - Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

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4.1.3 Rental Condominium Apartments - Average Rents (\$) by Bedroom Type British Columbia - October 2014

Condo Sub Area	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Vancouver CMA	**	**	1,287 ^b	1,198 ^b	1,580 ^b	1,668 ^b	2,147 ^d	**	1,521 ^b	1,540 ^b
Victoria CMA	**	**	973 ^d	**	1,270 ^b	1,289 ^d	**	**	1,245 ^b	1,289 ^d

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b - Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate Condominium Apartments British Columbia - October 2014

Condo Sub Area	Condominium Universe		Rental Units ¹		Percentage of Units in Rental		Vacancy Rate	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Vancouver CMA	194,598	203,824	51,224 ^a	51,598 ^a	26.3 ^a	25.3 ^a	1.1 ^a	0.7 ^a
Victoria CMA	22,760	23,126	4,884 ^a	4,929 ^a	21.5 ^a	21.3 ^a	2.1 ^a	1.8 ^a

¹ Columns may not add in the estimated number of Rental Units due to a) rounding or b) variability due to sampling.

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

5.1 Other Secondary Rented Unit¹ Average Rents (\$)
by Dwelling Type
British Columbia - October 2014

	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Abbotsford-Mission CMA										
Single Detached	**	**	**	**	824 d	1,010 d	1,335 b	1,351 b	1,212 b	1,246 b
Semi detached, Row and Duplex	**	**	650 d	**	748 d	**	**	971 b	**	973 b
Other-Primarily Accessory Suites	**	**	594 c	651 b	756 b	802 b	**	**	719 b	757 b
Total	**	**	609 b	665 b	774 b	890 b	1,311 c	1,268 b	1,013 b	1,035 b
Kelowna CMA										
Single Detached	**	**	**	912 d	1,027 c	1,063 c	1,534 b	1,629 b	**	1,402 b
Semi detached, Row and Duplex	**	**	**	582 d	1,148 d	1,138 b	1,239 b	**	1,174 b	1,251 d
Other-Primarily Accessory Suites	**	**	**	720 b	1,043 d	857 b	**	**	883 c	998 d
Total	**	**	**	766 b	1,076 b	1,018 b	1,441 b	1,576 b	1,366 c	1,279 b
Vancouver CMA										
Single Detached	**	**	**	**	1,270 b	1,291 c	1,744 b	1,940 c	1,522 b	1,599 d
Semi detached, Row and Duplex	**	**	**	801 b	1,183 d	1,281 b	1,338 b	1,372 b	1,267 b	1,255 b
Other-Primarily Accessory Suites	**	**	795 c	762 b	954 b	1,017 b	969 b	**	848 c	1,006 b
Total	**	**	879 c	846 c	1,085 b	1,131 b	1,564 b	1,699 b	1,230 b	1,312 b
Victoria CMA										
Single Detached	**	**	**	726 d	**	1,342 c	1,839 d	1,697 b	1,514 d	1,440 b
Semi detached, Row and Duplex	**	**	**	788 b	1,022 b	1,137 b	1,128 b	1,188 b	1,056 b	1,107 b
Other-Primarily Accessory Suites	**	**	746 b	766 b	1,033 b	1,030 b	**	**	853 b	936 b
Total	**	**	762 b	760 b	1,121 b	1,156 b	1,477 c	1,477 b	1,165 b	1,180 b

¹Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b - Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

**5.2 Estimated Number of Households in
Other Secondary Rented Units¹ by Dwelling Type
British Columbia - October 2014**

	Estimated Number of Households in Other Secondary Rented Units ¹	
	Oct-13	Oct-14
Abbotsford-Mission CMA		
Single Detached	3,813 c	3,922 b
Semi detached, Row and Duplex	1,845 d	1,808 b
Other-Primarily Accessory Suites	2,689 a	2,686 b
Total	8,347	8,416
Kelowna CMA		
Single Detached	4,884 c	5,025 b
Semi detached, Row and Duplex	3,008 d	2,177 b
Other-Primarily Accessory Suites	1,351	2,103 b
Total	9,243	9,305
Vancouver CMA		
Single Detached	42,226 b	43,363 c
Semi detached, Row and Duplex	32,007 b	31,167 c
Other-Primarily Accessory Suites	**	37,093 b
Total	109,386	111,623
Victoria CMA		
Single Detached	7,318 b	7,922 b
Semi detached, Row and Duplex	8,113 b	5,662 b
Other-Primarily Accessory Suites	5,158 c	7,282 c
Total	20,589	20,867

¹Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

TECHNICAL NOTE:

Difference between Percentage Change of Average Rents (Existing and New Structures) AND Percentage Change of Average Rents from Fixed Sample (Existing Structures Only):

Percentage Change of Average Rents (New and Existing Structures): The increase/decrease obtained from the calculation of percentage change of average rents between two years (example: \$500 in the previous year vs. \$550 in current survey represents an increase of 10 percent) is impacted by changes in the composition of the rental universe (e.g. the inclusion of newly built luxury rental buildings in the survey, rental units renovated/upgraded or changing tenants could put upward pressure on average rents in comparison to the previous year) as well as by the rent level movement (e.g. increase/decrease in the level of rents that landlords charge their tenants).

Percentage Change of Average Rents from Fixed Sample (Existing Structures Only): This is a measure that estimates the rent level movement. The estimate is based on structures that were common to the survey sample for both the previous year and the current Rental Market Surveys. However, some composition effects still remain e.g. rental units renovated/upgraded or changing tenants because the survey does not collect data to such level of details.

METHODOLOGY FOR RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts the **Rental Market Survey (RMS)** every year in April and October to estimate the relative strengths in the rental market. The survey is conducted on a sample basis in all urban areas with populations of 10,000 and more. The survey targets only privately initiated structures with at least three rental units, which have been on the market for at least three months. The survey collects market rent, available and vacant unit data for all sampled structures.

The survey is conducted by a combination of telephone interviews and site visits, and information is obtained from the owner, manager, or building superintendent. The survey is conducted during the first two weeks of April/October, and the results reflect market conditions at that time.

CMHC is constantly reviewing the Universe of rental structures in the rental market Universe to ensure that it is as complete as possible. Every year, any newly completed rental structures with at least 3 rental units are added to the Universe. In addition to this, CMHC undertakes comprehensive reviews by comparing the Universe listing to other sources of data to ensure that the list of structures is as complete as possible.

CMHC's Rental Market Survey provides a snapshot of vacancy and availability rates, and average rents in both new and existing structures. There also exists a measure for the change in rent that is calculated based on existing structures only. The estimate is based on structures that were common to the survey sample for both the previous year and the current Rental Market Surveys. The change in rent in existing structures is an estimate of the change in rent that the landlords charge and removes compositional effects on the rent level movement due to new buildings, conversions, and survey sample rotation. The estimate of per cent change in rent is available in all Canada and Provincial Highlights publications, and also in the CMA reports (fall survey only). The rent levels in new and existing structures are also published. While the per cent change in rents in existing structures published in the reports are statistically significant, changes in rents that one might calculate based on rent levels in new and existing structures may or may not be statistically significant.

Use caution when comparing changes in statistics from one year to the next. Even if there is a year over year change, it is not necessarily a statistically significant change. These tables include indicators to help interpret changes. ↑ indicates the year-over-year change is a statistically significant increase, ↓ indicates the year-over-year change is a statistically significant decrease, while - indicates that the effective sample does not allow one to interpret any year-over-year change as being statistically significant.

METHODOLOGY FOR SECONDARY RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts a survey of the **Secondary Rental Market (SRMS)** in September and October to estimate the relative strengths in the secondary rental market which is defined as those dwellings not covered by the regular RMS – rented single-detached homes, semi-detached (double) homes, rented freehold row/townhomes, rented duplex apartments (i.e., one-above-other), rented accessory apartments (separate dwelling units that are located within the structure of another dwelling type), rented condominiums (can be any dwelling type but are primarily apartments), and one or two apartments which are part of a commercial or other type of structure.

The SRMS has three components which are conducted in selected CMAs:

- A Household Rent Survey of all households to collect information about rents.
- A Condominium Apartment Rent Survey of households living in condominium apartments to collect information about rents.
- A Condominium Apartment Vacancy Survey of condominium apartment owners to collect vacancy information.

All three surveys are conducted by telephone interviews. For the condominium apartment vacancy survey, information is obtained from the owner, manager, or building superintendent and can be supplemented by site visits if no telephone contact is made. For the other two surveys, information is collected from an adult living in the household. All surveys are conducted in September and October, and the results reflect market conditions at that time.

CMHC publishes the number of units rented and vacancy rates for the condominium vacancy survey. For the condominium rent and household rent surveys, the average rent is published. A letter code representing the statistical reliability (i.e., the coefficient of variation (CV)) for each estimate is provided to indicate the data reliability. Rented condominium apartments were surveyed in the following CMAs: Vancouver, Victoria, Calgary, Edmonton, Regina, Saskatoon, Winnipeg, Toronto, Ottawa, Montréal and Québec (NOTE: Condo rent data was not collected for Regina and Saskatoon). Other secondary rental market units were surveyed in Abbotsford, Barrie, Calgary, Edmonton, Halifax, Montreal, Ottawa, Quebec, St. John's, Toronto, Winnipeg, Regina, Saskatoon, Kelowna, Vancouver and Victoria.

Every year CMHC reviews the method of estimation for Household Rent Survey, which may result in some changes to previously published estimates. All statistics in this report are reflective of the new method of estimation.

DEFINITIONS

Availability: A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant (see definition of vacancy below).

Rent: The rent refers to the actual amount tenants pay for their unit. No adjustments are made for the inclusion or exclusion of amenities and services such as heat, hydro, parking, and hot water. For available and vacant units, the rent is the amount the owner is asking for the unit.

It should be noted that the average rents reported in this publication provide a sound indication of the amounts paid by unit size and geographical sector. Utilities such as heating, electricity and hot water may or may not be included in the rent.

Rental Apartment Structure: Any building containing three or more rental units, of which at least one unit is not ground oriented. Owner-occupied units are not included in the rental building unit count.

Rental Row (Townhouse) Structure: Any building containing three or more rental units, all of which are ground oriented with vertical divisions. Owner-occupied units are not included in the rental building unit count. These row units in some centres are commonly referred to as townhouses.

Vacancy: A unit is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

Definitions of Census Areas referred to in this publication are as follows:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

Data presented is based on Statistics Canada's 2011 Census area definitions.

Acknowledgement

The Rental Market Survey and the Secondary Rental Market Survey could not have been conducted without the cooperation of the rental property owners, managers, building superintendents and household members throughout Canada. CMHC acknowledges their hard work and assistance in providing timely and accurate information. As a result of their contribution, CMHC is able to provide information that benefits the entire housing industry.

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